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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1454-1/2 Q Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>October 25, 2012</b>	<b>X</b> Alteration
H.P.A. Number:	<b>12-518</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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Architect Erik Hoffland, representing owner Brent Fields, seeks concept review for construction of a three-story addition on the rear of a three-story, flat-fronted 1870s Italianate brick rowhouse.

The addition would extend approximately 14'7" beyond the existing rear wall, projecting 4-5 feet further than the houses on either side. It is proposed to be clad in stucco on the sides, and banks of continuous glazing with hardi-panel siding on the rear elevation. A full-width deck would extend across the back of the first and third floors; an exterior spiral stair would extend to a proposed roof deck. The roof deck would only be located on the addition, set back 30'6" from the front façade; the side walls of the addition would be extended up to provide a 36" privacy railing around the proposed deck.

The proposed addition is compatible in size, rear yard projection and relationship with the existing building and the wide variety of additions that have been constructed along this row. The staff has conducted a field test mock up of the proposed addition with the architect, and while it would have minor visibility from across the street, the slight projection of the addition above the main block of the house would barely be perceptible. The simple block-like form and compatible masonry materials of the addition will ensure that it would be compatible with its surroundings.

The staff recommends that the Review Board approve the project in concept, and delegate final approval to staff.